



Weekly Permit Bulletin

March 23, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

COBU – Upper Kelsey Creek Stream Channel Improvement

Location: 700 148th Avenue SE

Subarea: Southeast Bellevue

File Number: 17-106477-LO

Description: Land Use review of a Critical Areas Land Use Permit for a City of Bellevue Utilities Department proposal in the Lake Hills Greenbelt Park around Larsen Lake to remove five existing 18-inch diameter pipes that carry Kelsey Creek under a public trail and install a wooden pedestrian bridge to span the creek. Proposal includes associated disturbance to re-establish the stream channel through the subject reach and restoration of native vegetation.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: April 6, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 22, 2017

Completeness Date: March 22, 2017

Applicant Contact: Jerry Shuster, COB Utilities, 425-452-5206,
jshuster@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Sunset Elementary School

Location: 4229 W. Lake Sammamish Parkway SE

Subarea: Newcastle

File Number: 17-107820 LM

Description: Preliminary SEPA threshold determination to add 10,730 square feet to the existing Sunset Elementary School campus. The classroom wing will be two stories and 9,000 square feet while the kitchen /cafeteria addition will be one story and 1,230 square feet. Additional landscaping will be provided upon completion of the project.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: April 6, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 3, 2017

Completeness Date: March 14, 2017

Notice of Application Date: March 23, 2017

Applicant: Issaquah School District, #411

Applicant Contact: Susan Conway, Bassetti Architects, 206.340.9500

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

NOTICE OF APPLICATION

Woodridge Open Space Sewer Replacement

Location: 1121 Lake Hills Connector

Subarea: Richards Valley

File Number: 17-107830-LO

Description: Application for Critical Areas Land Use Permit approval to replace approximately 1,275 linear feet of an existing sewer pipeline and install a new manhole adjacent to the Lake Hills Connector. To support the sewer a new 20-inch-wide steel bridge over a Type-N stream and a new 10-inch-diameter steel pipe over a Type-F stream will be installed. The project involves disturbance of wetland, streams, geological hazards, buffers, and structure setbacks.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

The Weekly Permit Bulletin- March 23, 2017, Page 2

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: April 6, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 3, 2017

Completeness Date: March 16, 2017

Applicant: City of Bellevue Utilities Department

Applicant Contact: Birol Shaha, City of Bellevue Utilities Department, (425) 452-4477, bshaha@bellevuewa.gov

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

RE-NOTICE OF APPLICATION

[Bernier-McCaw Critical Areas Land Use Permit](#)

Location: 9627 Lake Washington Blvd NE

Subarea: North Bellevue

File Number: 16-137222-LO

Description: Application for land use approval of a Critical Areas Land Use Permit with Critical Areas Report for the construction of a cabana, elevated tram, pool-house and outdoor pool. The project will include the removal of one significant tree. Proposed work will occur within a steep slope, toe-of-steep slope structure setback, and shoreline buffer and structure setback. The proposal includes mitigation planting of native vegetation. The project is being re-noticed to include the proposed elevated tram and significant tree removal.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: April 6, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 14, 2016

Completeness Date: August 10, 2016

Applicant: Michelle Cozza

Applicant Contact: Michelle Cozza, Demetriou Architects, PLLC4 425-827-2700, mdc@demetriou.net

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

[White Property Vegetation Removal](#)

Location: 3216 & 3220 162nd Place SE

Subarea: Eastgate

File Number: 16-131525-GJ

Description: Approval of a Clearing and Grading permit and a Threshold Determination under the State Environmental Policy Act (SEPA) for vegetation clearing work and installation of restoration plantings within a critical area stream buffer. Clearing and Grading permit scope also includes grass overgrowth and blackberry shrub clearing performed on property located at 3216 162nd Place SE not within a critical area or buffer.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: April 6, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 4, 2016

Completeness Date: June 1, 2016

Notice of Application Date: June 9, 2016

Applicant: Steven White

Applicant Contact: Steven White, 425-463-4001, steve.white@itex.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF DETERMINATION OF SIGNIFICANCE

NOTICE OF ENVIRONMENTAL IMPACT STATEMENT SCOPING PERIOD

NOTICE OF PUBLIC SCOPING MEETINGS/OPEN HOUSE

Wilburton Commercial Area Land Use and Transportation Project

Location: The Wilburton Commercial Area study area is bound by NE 12th Street to the north, I-405 to the west, SE 5th Street to the south, 120th Avenue NE to the east, and a smaller area bound by NE 8th Street and 124th Avenue NE to the east. See Figure 1.

Project Proponent: City of Bellevue

File Number: 17-108502-LE

Description: The purpose of this project is to develop a preferred long range land use and transportation vision for the project area. The project will include technical work involving real estate, economics, land use, urban design, transportation, and environmental review.

Opportunity for comment by stakeholders and the general public is provided through a Citizen Advisory Committee, meetings of the Planning and Transportation Commissions, the City Council, and project related public meetings.

Once the final recommendations from the project are approved by the City Council, implementation of these recommendations will begin, likely in 2018. These implementation actions may include amendments to the City's comprehensive plan, subarea plans, Land Use Code, and Capital Improvements Program. The city will conduct a programmatic environmental review under the auspices of WAC 197-11-210 SEPA/GMA integration, with expanded scoping consistent with WAC 197-11-41-. This approach will integrate the Wilburton Commercial Area planning and decision making with the environmental review while facilitating consideration of environmental issues, and promoting public participation and interagency cooperation.

EIS Required: The City of Bellevue (Lead Agency) has determined that this proposal is a major action item under SEPA, having a probable significant adverse impact on the environment. An EIS is required and will be prepared at a programmatic level, appropriate to

the early planning stage. The City has preliminarily concluded that the EIS will discuss impacts to geology and soils, water resources, air quality/greenhouse gas, ecosystems, land use and economic activity, neighborhoods and population, aesthetics, transportation, noise, energy, environmental health, and public services and utilities

Alternatives: A No Action Alternative for the 2035 planning horizon will assume a continuation of existing zoning, committed and planned transportation system changes, and adopted regional growth assumptions. The No Action Alternative will provide a baseline for comparison with up to three alternatives including varying assumptions of increased development density of differing land use types, coupled with transportation system changes such as arterial roadway improvements, High Capacity Transit routes and stations, and upgrades to the non-motorized system.

Scoping Meeting: Thursday April 6, 2017,
Open House 5:00 – 6:00 p.m. Public Meeting, 6:00 – 8:00 p.m.

Location: Bellevue City Hall, 450 110th Avenue NE, Bellevue, WA 98009

Comments: Agencies, affected tribes and members of the public are invited to comment. You may comment on the alternatives, elements of the environment, probable significant impacts, mitigation measures, and potential conditions on any licenses or approvals to be considered by the City.

PUBLIC COMMENT PERIOD: The comment period opens March 23, 2017. The deadline for submitting your comments is April 13, 2017. All comments related to project scoping must be submitted by this date. Comments may be submitted orally at the public meeting or in writing. Comments will be accepted by email; however, a valid physical mailing address is required to establish status as an official part of record.

Written comments may be submitted:

By email to: bcalvert@bellevueawa.gov

By letter to:

City of Bellevue
Planning and Community Development
Department

Attn: Bradley Calvert

The Weekly Permit Bulletin- March 23, 2017, Page 4

450 110th Avenue NE
Bellevue, WA 98004

Applicant Contact: Bradley Calvert
Applicant Contact Phone: 425.452.6930
Applicant Contact Email:
bcalvert@bellevuewa.gov

Lead Agency Contact: Carol Helland,
Environmental Coordinator
Lead Agency Contact Phone: 425-452-2724
Lead Agency Contact Email:
chelland@bellevuewa.gov

